

LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)
393934

FOR SALE
GUIDE PRICE: £120,000

49 Harewood Avenue, Bridlington YO16 7QE



Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

THE PROPERTY

An opportunity to acquire a two bedroomed, semi-detached dormer bungalow on a popular residential estate in Bridlington.

The Property comprises kitchen-diner, bedroom, rear porch, two reception rooms and WC to the ground floor, and master bedroom and bathroom to the first floor. The Property benefits from a front and rear garden, along with a side driveway and garage. The Property requires modernisation throughout.

LOCATION

Bridlington is a large coastal town, around 25 miles north of Hull, and has recently been the subject of a scheme of regeneration. The town has both national supermarket chains and a wealth of independent retailers. Internationally renowned acts are attracted to Bridlington Spa, whilst the Leisure Centre and award-winning beaches provide plenty more in terms of entertainment.

Harewood Avenue is situated in the north of Bridlington, less than a ten-minute drive from the town centre and railway station and under a mile from North Beach.

ACCOMMODATION

Ground floor

Kitchen-diner 3.9m x 3.5m max

- UPVC door
- Range of dated base and wall units
- Walls are part wooden panelling, part tiled
- UPVC windows with secondary glazing

Lounge 5.2m x 3.6m

- UPVC windows with secondary glazing

Dining Room (off lounge) 3.3m x 2.4m

- Timber single glazed windows

Sitting Room (off second reception) 2.7m x 2.3m

- Wooden cladding to walls
- Timber single glazed windows

Ground floor bedroom 3.7m x 3.3m

- Hand basin
- UPVC window with secondary double glazing

WC

- WC
- Hand basin

First floor

Bathroom 1.4m x 3.1m

- WC
- Hand basin
- Bath with shower over
- UPVC window

Bedroom 3.8m x 4.4m

- UPVC window with secondary glazing
- Eaves storage 3.7m x 1.5m max

Landing

- Eaves storage cupboard 1.1m x 2.3m

PHOTOGRAPHS

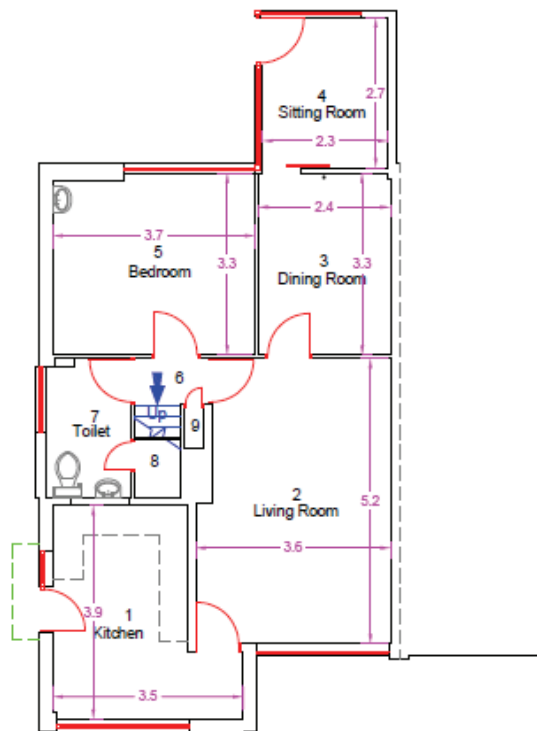




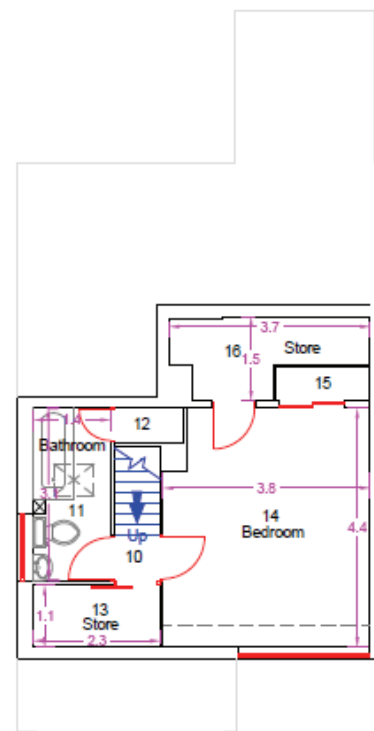


FLOOR PLAN

(Approximate dimensions shown in metres. Drawing not to scale)

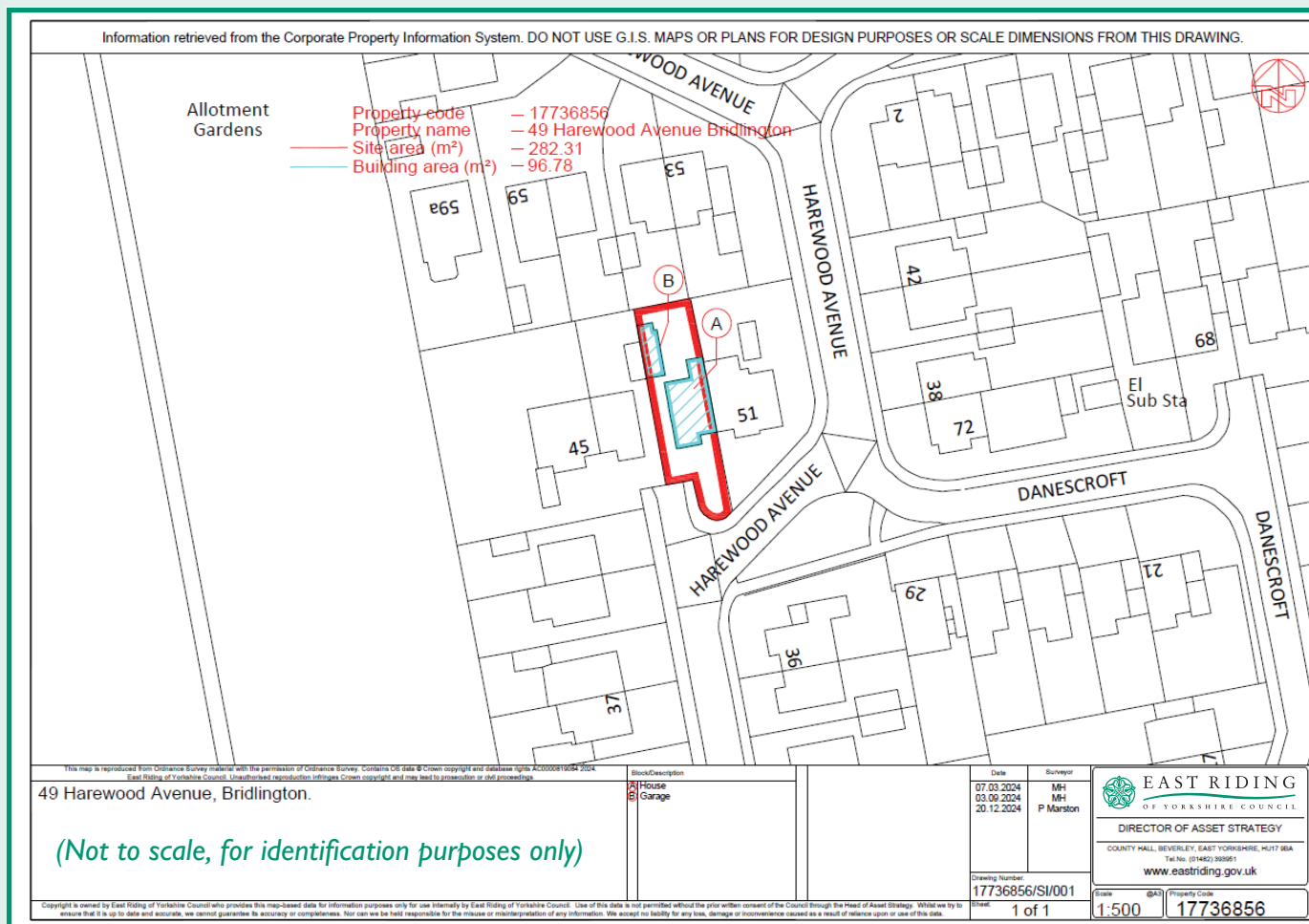


Ground Floor



First Floor

SITE PLAN



TENURE

The Council owns the Freehold Title to the Property (as shown edged red on the Site Plan) which is registered at HM Land Registry under Title Number **HS3317**.

COUNCIL TAX

The Property has been assessed for Council Tax purposes and is in Band C. This should be confirmed by personal enquiry, available on [voa.gov.uk](https://www.voa.gov.uk)

The Buyer will be responsible for Council Tax on completion of the sale.

SELLER'S COSTS

The Buyer will be required to contribute three thousand five hundred pounds (£3,500) towards the Seller's costs in connection with the sale of the Property.

UTILITIES, SERVICES AND HEATING

It is believed that mains gas, electricity and water supplies to the Property are available, together with connection to the mains drainage system.

The gas heating system has not been tested.

Interested parties are advised to make their own enquiries with regard to the location, availability and safety of utilities, services and heating.

BROADBAND AND MOBILE SERVICE

FTTP (fibre to the premises) is available. There is mobile data coverage for the Property from two of the four main mobile service providers. The Buyer should make their own enquiries to establish whether the broadband and mobile services available to the Property satisfy their requirements:

openreach.com

checker.ofcom.org.uk

PARKING

The Property has a side driveway and garage.

PROPOSED USE AND DEVELOPMENT OF THE PROPERTY

The Buyer will be responsible at their own expense for obtaining any planning and other consents necessary in connection with their proposed use and/or development of the Property.

Interested parties should make their own enquiries, and consider submission of a Pre-Planning Application, to confirm that any proposed development would be suitable for the Property:

🔗 eastriding.gov.uk/planning-permission-and-building-control

BUILDING SAFETY

A formal survey of condition has not been undertaken; however, the Seller is aware of external cracking to the front elevations of the Property and garage.

The Buyer is advised to undertake their own investigations regarding the safety of the building.

RIGHTS AND RESTRICTIONS

The Property is sold with the benefit of all accustomed or granted rights of way, water, support, drainage, electricity supplies, light or other easements or quasi easements and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water, gas and other pipes, whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

LOCAL PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

There have been several Planning Applications for single storey extensions within the immediate vicinity of the SP as at the Date of Publish:

21/02574/PLF

20/10664/HHNOT

20/03310/PLF

23/02036/PLF

Buyers should make their own enquiries to ensure any planned local developments will not affect their proposed use of the Property:

🔗 newplanningaccess.eastriding.gov.uk

FLOOD AND EROSION RISK

The Property is understood to be at low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

Further information is available via the Government's Long Term Flood Risk Service:

🔗 check-long-term-flood-risk.service.gov.uk

PROPERTY ACCESSIBILITY AND ADAPTATIONS

The Property has grab rails fitted internally and to either side of the side entrance.

COALFIELD OR MINING AREA

The Property is not believed to lie within a mining area.

Buyers should make further enquiries with The Coal Authority and British Geological Survey's mining plans:

🔗 groundstability.com/public/web/home.xhtml

🔗 bgs.ac.uk/information-hub/scanned-records/mining-plans-2

WARRANTY

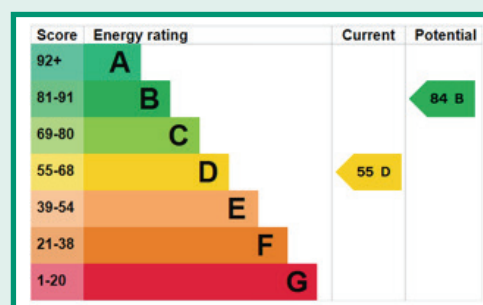
No warranty is given or implied as to the condition or suitability of the Property.

VAT

The Seller will not charge VAT on this transaction.

ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with an Energy Efficiency Rating of 'D'. The full energy performance report, including recommendations for improvement, is available to view at: 🔗 eastriding.gov.uk/propertysearch



GUIDE PRICE

A guide price is provided for general information and marketing purposes only. The Seller is happy to accommodate viewings for professional advisors should interested parties wish to seek independent valuation advice.

CONDITIONS

In accordance with the Council's Empty Homes Policy, the Property is offered for sale on the condition that it is immediately repaired and brought back into residential use. The Buyer's use of the Property will be restricted to residential purposes only, on the basis that they either:

1. Repair the Property and occupy it themselves.
2. Repair the Property and lease it on the private rental market.
3. Repair the Property and re-sell it.

Upon the sale of the property the buyer will enter into a Pre-emption Agreement which will provide a pre-emption period of twelve (12) months commencing six (6) months after the date of contractual completion. This will provide the

Council with the right to buy the Property back at its current market value (less costs), should works to bring the Property back into residential use (as above) remain incomplete.

The Seller requires the sale of the Property to complete no later than three (3) calendar months after acceptance of an offer.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Valuation and Estates:

☎ (01482) 393998

Sophie Barker @ sophie.barker@eastriding.gov.uk

Nina Mitchell @ nina.mitchell@eastriding.gov.uk

🌐 eastriding.gov.uk/propertysearch

NOTES

1. Measurements and areas (where given) are approximate.
2. The Seller has not tested any of the Property's service installations or appliances. Prospective Buyers should arrange for a qualified person to check these before entering into any agreement.

The Seller makes no warranty as to the accuracy of the information supplied by third party providers.

All details are understood to be correct as of the time of publishing. Further versions of these Particulars may be published should any material information within be found to have changed.

The Buyer is responsible for ensuring they have the latest version of the Particulars and satisfying their own enquiries.

IMPORTANT NOTICE

Due to the condition of the Property, access to some areas may be restricted. Children and pets will not be permitted to attend viewings.

Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the Property are to be relied on as statements of representations of fact. 3. Intending Purchasers(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The Council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the Property.